GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development(CRDA) Department – Request to Permit the APCRDA to construct Multi Storied apartments to the eligible working Journalists (about 30,00,000 sft for 2000 working journalists) in about 15 acres of land, duly cancelling the allotment of 30 acres of land to Amaravati Accredited Journalists Mutually Aided Cooperative Housing Society Limited - Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA.2) DEPARTMENT

G.O.MS.No. 107 **Dated: 07-03-2019**

Read the following:-

1. G.O.Ms.No.36, MA&UD (CRDA.2) Department, dt.29.01.2019
2. G.O.Ms.No.67, MA&UD(CRDA.2) Department, dt.13.02.2019
3. From the Commissioner, APCRDA, E-file.No.CRDA-14021(36)/11/2019-JD7-CC-APCRDA, Dt.20.02.2019.

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O R D E R :

In the reference 1st read above, Government have issued orders allotting land to an extent of Ac.30.00 to Amaravati Accredited Journalists Mutually Aided Cooperative House Building Society Limited at the rate of Rs.25.00 lakhs per acre on free hold basis by following certain conditions.

2. In the reference 2nd read above, orders have been issued reducing the cost of land proposed to be allotted to Amaravati Accredited Journalists Mutually aided Cooperative Housing Society Ltd., from Rs 25.00 Lakhs per acre to Rs10.00 Lakhs per Acre (Total amount of Rs.3.00 crores of which an amount of Rs.1.00 crore to be paid as first installment and the balance amount of Rs.2.00 crores to be paid in three equal installments within two years and possession of land to be made after payment of first installment only).

3. In the reference 3rd read above, the Commissioner, APCRDA has stated that during the review meeting held on 24-02-2019 with the representatives of the Amaravati Accredited Journalists Mutually Aided Cooperative Housing Society Limited on the status of allotment of House sites to the working Journalists, it was discussed on the feasibility of providing Ac.30.00 Cents to the said society and after persuing various issues involved, it has been proposed to take up construction of Multi-storied Apartments for Journalists and to submit proposals to Government accordingly.

4. Further, the Commissioner, APCRDA has stated that keeping in view the financial conditions of the journalists, the Government vide G.O.Ms.No.100, General Administration [I&PR] Department, dated:26-07-2018 have earlier issued orders for implementation of Working Journalist Housing Scheme duly adopting presently implementing Housing Scheme merging with Central Government Scheme to the working journalists and ordered extending applicable subsidy under Working Journalist Housing Scheme and also according additional matching subsidy of Rs1.00 Lakh in Rural areas and Rs1.50 Lakhs in Urban areas to each journalist beneficiary in the existing Rural and Urban Housing schemes in all the districts of Andhra Pradesh and sanction of adequate land for construction of Houses and multi Storied Buildings for the working Journalists.

5. The Commissioner, APCRDA has also stated that the Government vide G.O.Rt.No.1646, General Administration [I&PR] Department, dt.26.07.2018 have sanctioned and released an amount of Rs.100.00 Crores to the Commissioner, Information and Public relations Department towards subsidy for working journalists Housing scheme.

6. The Commissioner, APCRDA has also stated that in the light of Government Orders contained in the above mentioned G.Os, it is proposed to identify suitable land in the capital City Amaravati to undertake construction of Multi-storied apartments to working Journalists. For this purpose, basing on the profile of the journalists, they will be classified as [4] categories and it is proposed to construct flats as follows on the lines of "Happy Nest" programme which is undertaken by the

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APCRDA. The construction cost of the flat is initially calculated as Rs. 2,800/- per Square feet. The members of the Amaravati Accredited Journalists Mutually Aided Cooperative Housing Society Limited in their representation dated 24-02-2019 have informed that some of the journalists are getting low wages and for their convenience flats with 900 Sft may be taken up.

7. The Commissioner, APCRDA has proposed the following pattern for (4) categories of Journalists and stated that basic cost will be collected from the beneficiary and the balance amount will be charged to PMAY and GoAP scheme and balance subsidy amount will be borne by the Information & public Relations Department as subsidy as detailed below:

Category	Plinth area of the apartment	Unit cost @2800/- per square feet [Rs In Lakhs]	PMAY/GoAP/ GOI Rs In Lakhs	I&PR Department Rs In Lakhs	Beneficiary Contribution Rs In Lakhs
1	900	25.20	3.00	13.20	9.00 Lakhs Rs1000/per Sft
2	1200	33.60	3.00	17.40	13.20 Lakhs 1100Per Sft
3	1500	42.00	3.00	19.5	19.50 Lakhs @1300 Per sft
4	1800	50.40	3.00	20.40	27.00 Lakhs @1500/per sft

8. The Commissioner, APCRDA has also stated that if the proposed pattern of constructing Multi Storied Apartments is agreed upon, the requirement of Land would be around Ac 15.00 cents and the proposed Built-up area is estimated to be 30.00 Lakhs square feet. Thus the cost of land value would be reduced from Rs.3.00 Crores to Rs.1.50 Crores. This will automatically reduce the cost of Land to Rs 5.00 per square feet. The APCRDA shall identify suitable land in the capital city of Amaravati and take up the Housing scheme to the eligible working Journalists of Amaravati Accredited Journalists Mutually Aided Cooperative Housing Society Limited as proposed above duly obtaining the Sworn affidavits from them as is being done in the case of others.

9. The Commissioner, APCRDA has therefore requested the Government to examine the issue and to issue suitable orders for the following:

1. Permitting APCRDA to construct Multi Storied apartments (about 30,00,000 sft for 2000 working journalists) in about 15 acres of land.

2. The estimated cost of the project would be Rs: 840 crores (@ Rs: 2,800 per sft)

3. To finalise the beneficiary share and subsidy under PMAY / Govt of AP/ Special assistance through I & PR Dept.

4. To consider and approve the categorization of Journalists and proposed areas of apartments.

5. To cancel allotment of 30 acres to Amaravati Accredited Journalists Mutually Aided Cooperative Housing Society Limited.

10. Government after careful examination of the proposal of the Commissioner, Andhra Pradesh Capital Region Development Authority(APCRDA), hereby approve the following :

1. permitting APCRDA to construct Multi Storied apartments to eligible working Journalists of Amaravati Accredited Journalists Mutually Aided

Contd..3

Cooperative Housing Society Limited (about 30,00,000 sft for 2000 working journalists) in about 15 acres of land.

2. the estimated cost of the project would be Rs: 840 crores (@ Rs: 2,800 per sft)

3. to consider and approve the categorization of Journalists and proposed areas of apartments and to finalise the beneficiary share and subsidy under PMAY / Government of A.P/ Special assistance through I & PR Dept in view of the scheme ordered in the G.O.Ms.No.100, GA(I&PR) Dept., Dt.26.07.2018, as detailed below :

Category	Plinth area of the apartment	Unit cost @2800/- per square feet [Rs In Lakhs]	PMAY/GoAP/ GOI Rs In Lakhs	I&PR Department Rs In Lakhs	Beneficiary Contribution Rs In Lakhs
1	900	25.20	3.00	13.20	9.00 Lakhs Rs.1000/per Sft
2	1200	33.60	3.00	17.40	13.20 Lakhs Rs.1100 Per Sft
3	1500	42.00	3.00	19.5	19.50 Lakhs @1300 Per sft
4	1800	50.40	3.00	20.40	27.00 Lakhs @1500/per sft

4. to cancel allotment of 30 acres of land to Amaravati Accredited Journalists Mutually Aided Cooperative Housing Society Limited already allotted vide G.O.Ms.No.36, MA&UD(CRDA) Department, dated:29.01.2019 and G.O.Ms.No.67, MA&UD(CRDA.2) Department, Dt.13.02.2019.

5. the Commissioner, APCRDA shall follow all other relevant rules and regulations scrupulously as envisaged in the G.O.Ms.No.36, MA&UD(CRDA) Department, dated:29.01.2019

11. The Commissioner, Andhra Pradesh Capital Region Development Authority (APCRDA) shall take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
PRINCIPAL SECRETARY TO GOVERNMENT (CRDA)

To
The Commissioner,
Andhra Pradesh Capital Regional Development Authority,
Vijayawada.

Copy to:
PS to Spl. CS to Hon'ble Chief Minister
PS to Chief Secretary to Government
PS to Group of Ministers concerned
P.S to Spl. Chief Secretaries/Prl. Secretaries/Secretaries of all Departments in A.P Secretariat.
General Administration (Cabinet) Department
The PS to Hon'ble Minister for MA&UD
The PS to Hon'ble Minister for Finance
The PS to Hon'ble Minister for HR
The Departments concerned.
Sf/Scs.

//FORWARDED : : BY ORDER//

SECTION OFFICER